

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted:	/ Name of POA	DP: BRIDGEWOOD	WEST
Owners: KAUFMAH AHO BRO	Consulting Fir	m: MIKE CODE AH	o Assoc.
Address: 4800 FREDERCESBO	RGPO. Address:	10325 BAHDE	ERA ROAD
SAH AHTOHIO, TEXA	5	SAH ALITOHIC	TEXAS
Phone: 349-1111	Phone:	(081-2951	Laborator (1917)
Existing zoning: OCL	Proposed zonii	ng: NA O.CL.	an appropriate y
Site is over/within/includes: Edwards Aquifer Projected # of Pl San Antonio Cit Council District: Ferguson map gr	y Limits?	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	one hundred over
Land area being platted:	Lots	Acres	ott www. SQA i ff Del echi en coi e e a
Single Family (SF) Multi-family (MF) Commercial and non-residential	745	0	Transmitter by
Is there a previous POADP for this Site? Name	No	No	
Is there a corresponding PUD for this site? Name	No	No	
Plats associated with this POADP or site? Name	NONE	No	
Name	salejmen era orjamigale	No	
Name		No	
Contact Person and authorized representative: Print Name: OSCAR DOMINEUEZ S	Signature:		
	308-1321	Fax: 979-0	072

name of the POADP and the subdivision;	
indication of development phases on the POADP;	e platting of property in two or more subdivision onits y
Plans of the San Autonio Unitled Development Code	VICLE II, Bivision 2 Preliminary Overall Development
perimeter property lines of the POADP (in a line weight an	
north arrow and scale of the map;	
proposed land use by location, type and acreage;	KAUFMANI AND BROAD COM
delineation of the circulation system including all collectors	s, arterial, and local type "B" streets;
contour lines at intervals no greater than ten (10) feet;	SALL ALTOHOLTEMS
legal recorded ownership of adjacent properties and if know	n proposed development of adjacent unimproved properties;
existing adjacent or perimeter streets;	letting acming: OCL : Prope
one hundred year flood plain limits;	e system includes Edwards Aquifer Rechange Ze
location map indicating location and distance of the POADF	to adjacent streets and at least two (2) major thoroughfares.
a complete application and certification with six copies of the manageable size);	*
POADP amendments or revisions must be graphically indicate revision on the POADP map;	ted and include a concise statement describing said amendment or
TIA requirements must be met prior to acceptance of a POAI	DP, contact Amer Galani @ (210)207-2076;
Tree preservation requirements must be met prior to acc	eptance of a POADP, contact Debbie Reid @207-7102;
the POADP does does not abut State Highway Depa been submitted directly to TXDOT for their review. Contact I	rtment facilities and one additional copy of the POADP plan has rudy Friesenhahen @ (210) 615-5814;
	ifer recharge zone and annualities I was said no annual
I certify that the POADP application and accompanying map application have been met.	
Certifying Representative:	
Print Name: Signature:	of a list on and authorized representative.
If you have any questions please call Elizabeth Carol at 207	7-7900 STUCH MOO SALEO

APPLICATION REVISED January 5, 1998

PAGE 2 OF 2

POADP APPLICATION

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Date Submitted: 10-20-9	8 /	Name of POADP	BRIDGEWOOD	2
		Consulting Furn:	MIKE CODE AT	passoc.
Address: 4800 TR	EDERICESBURG	1. Address:	10325 BAND	ERA RO.
DAY AN	TOHIOITEXAS		SAH ALTOHIO,	TEXAS 78250
Phone: 349-11	11	Phone:	(081-2951	
Existing zoning: B-3		Proposed zoning	R-7	
Site is over/within/includes:	Edwards Aquifer Reci Projected # of Phases: San Antonio City Lim Council District: Ferguson map grid	4	Yes I No Yes I No	
Land area being platted:	Lots	camathat di cicus d	Acres	
Single Family Multi-family Commercial 2		2	118.70	
Is there a previous POADP for	r this Site? Name	N/A	No	
Is there a corresponding PUD	for this site? Name	NA	No	
Plats associated with this POA	DP or site? Name	NA	No	
	Name		No	
	Name		No	
Contact Person and authorize Print Name: SARDO Date: 10/19/98	d representative: MINGUEZ Sign Phone: 30		For 979-	-0072
provided to the way do				

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PAGE 1 OF 2

name of the POADP and the	subdivision;	A best Flan, POADP. To be accepted in
indication of development pl	nases on the POADP;	
perimeter property lines of the	ne POADP (in a line weight and chara	ecter distinguishable from other lines);
north arrow and scale of the	map;	
proposed land use by location	n, type and acreage;	
delineation of the circulation	system including all collectors, arteri	ial, and local type "B" strects;
contour lines at intervals no	greater than ten (10) feet;	1111-1945 and
legal recorded ownership of	adjacent properties and if known prop	posed development of adjacent unimproved properties;
existing adjacent or perimeter	r streets;	
one hundred year flood plair	ı limits;	and to a Lancier I
location map indicating loca	tion and distance of the POADP to ad	jacent streets and at least two (2) major thoroughfares.
a complete application and companageable size);	ertification with six copies of the POA	ADP map, all maps to be folded (accordion style &
POADP amendments or revis	sions must be eraphically indicated an	d include a concise statement describing said amendment
revision on the POADP map		Since (E) your Engine
H TIA requirements must be m	et prior to acceptance of a POADP, co	ontact Amer Galani @ (210)207-2076;
Tree preservation requirem	ents must be met prior to acceptar	nce of a POADP, contact Debbie Reid @207-7102;
	bes not abut State Highway Departmen KDOT for their review. Contact Judy F	nt facilities and one additional copy of the POADP plan ha Friesenhahen @ (210) 615-5814;
		echarge zone and one additional copy of the POADP has to Water Systems, contact Kirk Nixon (210) 704-7392;
I certify that the POADP application have been met.	cation and accompanying maps are	complete and that the conditions listed on this
Certifying Representative:		
Print Name:	Signature:	San San Substitution
If you have any questions ple	ase call Elizabeth Carol at 207-790	00
APPLICATION REV	/ISED January 5, 1998	. 2200150 VH 3 5 PAGE 2 0

38 OCL SO WW 3: STPAGE 2 OF 2



CITY OF SAN ANTONIO

May 7, 1999

Oscar Dominguez 4800 Fredergisburg Road San Antonio, TX 78201

Re: Bridgewood

POADP # 628

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Bridgewood Subdivision Preliminary Overall Area Development Plan # 628. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- A Level-3 TIA will be required to be submitted to the Department of Public Works prior to approval of the plat for phase two.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

September 25, 2000

Mike Herrera City of San Antonio Department of Planning 114 W. Commerce San Antonio, Texas

Reference: Bridgewood Subdivision POADP

Dear Mr. Herrera,

Submitted herewith, is a Preliminary Overall Area Development Plan, which amends the previously approved Preliminary Overall Area Development Plan for Bridgewood Subdivision. The plan previously approved contained a school site, located on the north side of a collector street, from FM 1604 and Sheanfield Road. This school site has been removed, and the land use now, is for single family use, R-5 Zoning Classification. The new site for this school will be located on the extreme northwest portion of this project, at the intersection of a secondary entry into this project and Sheanfield Road.

In addition, we are incorporating the adjacent Preliminary Overall Area Development Plan, known as "Bridgewood West Subdivision", into the "Bridgewood Subdivision" POADP. This would help eliminate any confusion in the future with having two POADP's. The Traffic Impact Study was a Class III Study, which included both "Bridgewood Subdivision" and "Bridgewood West Subdivision.

A copy of the New Preliminary Overall Area Development Plan and a plan review fee is attached. Please update your files accordingly. If you have any further comments, please feel free to contact me at your earliest convenience. I can be contacted by phone at 308-1321, by fax at 979-0072 or by e-mail at odominguez@kbhomes.com.

Respectfully,

Oscar V. Dominguez

Director Land Planning/Land Developments

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aufman and Broad			Stub 1 of 1	Date: 09/21/00	NO. 00093696	
INVOICE NO.	DATE	DESCRIPTION	GROSS	DEDUCTIONS	AMOUNT PAID	
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		ii a	381.10		381.10	
		Bridgewood #3		v		
		· plan review				
		Plan review Fel p.o.s.n.	3			
VENDOR						

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL FINGERPRINT & CERTIFICATION SEAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

KAUFMAN & BROAD

Kaufman and Broad 4800 Fredericksburg Road San Antonio, TX 78229 62-28/311

Bank One, NA - 0710 Chicago, Illinois Payable Through First USA Bank, NA Wilmington, Delaware NO. 00093696

09-72347

VENDOR 2020196

DATE 09/21/00 AMOUNT \$******381.10

TO

CITY OF SAN ANTONIO

THE CENTRAL BILLING SECTION

ORDER E

P.O. BOX 839975

OF

SAN ANTONIO TX 78283-3975

VOID IF NOT CASHED IN 60 DAYS

AUTHORIZED SIGNATURES

SIGNATURE HAS A COLORED BACKGROUND . BORDER CONTAINS MICROPRINTING

"OOO93696" 1:0311002831 09"72347"

SEE ENDORSEMENT AREA ON BACK FOR U.S. PATENT 5538290:5575508:5641183 / 7

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 1347740

AMT ENCLOSED

AMOUNT DUE INVOICE DATE 12/07/1998 DUE DATE 12/07/1998

370.00

50-04-5573 KAUFMAN BROAD 4800 FREDERICKSBURG RD. S.A. TX. 78229

PHONE: 000 - 0000

PLAN REVIEW

BRIDGEWOOD UNIT #1 POADP

FACILITY LOCATION: 100 COMMERCE ST W ------

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS 12/07/1998 1347740 50-04-5573 12/07/1998 7:45 - 4:30 ------

LINE INDEX REF DESCRI 1 012542-001 PLAN REVIEW FEES

DESCRIPTION

AMOUNT 370.00

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT ST: 12/06/1998 CK# 00030554 BRIDGEWOOD U #1 ST: 12/06/1998 12/06/1998 -----PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 370.00 370.00

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 1313572

AMT ENCLOSED

AMOUNT DUE INVOICE DATE 10/23/1998
DUE DATE 10/23/1998

370.00

50-04-5573 KAUFMAN BROAD 4800 FREDERICKSBURG ROAD S.A. TX. 78229

POADP BRIDGEWOOD

PHONE: 000 - 0000

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS 10/23/1998 1313572 50-04-5573 10/23/1998 7:45 - 4:30 -----

LINE INDEX REF DESCRI
1 012542-001 PLAN REVIEW FEES

DESCRIPTION

370.00

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT ST: 10/22/1998 CK# 00028845 BRIDGEWOOD ST: 10/22/1998 10/22/1998 END -----PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 370.00 370.00

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1

KAUFMAN 📤 BROAD

Vdd:c

February 16, 1999

Mr. Emil R. Moncivais Director of Planning City of San Antonio P.O. Box 839966 San Antonio, Texas 78283-3966

Reference: P.O.A.D.P. Reviews

Dear Mr. Moncivais,

The following Subdivision P.O.A.D.P.'s have been submitted to your office,

Sunset Subdivision P.O.A.D.P. submitted 10/8/98 -

Bridgewood Subdivision P.O.A.D.P. submitted 10/21/98

Bridgewood West Subdivision P.O.A.D.P. submitted 10/21/98

Lindsey Place Subdivision P.O.A.D.P. submitted 11/30/98.

A T.I.A. was also submitted to the City of San Antonio Traffic Department for their review on the same day. Additionally, we have met with you and your staff and the Traffic Department on various occasions since our first submittal. We have been more than patient and willing to answer any concerns that you have on our projects.

A response from your office at your earliest would be greatly appreciated. We have more than met the requirement set forth by the San Antonio Unified Development Code and have now gone beyond the 20 day review time period. The code also does not dictate that a response from traffic be a condition of approval of the P.O.A.D.P.

If you have any further concerns on the above projects please feel free to contact me, by phone at 308-1321 or by fax at 979-0072.

Respectfully,

Oscar V. Dominguez

Land Planning Director

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een addressed tall are

CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

TO:	Elizabeth Carol, Planning Department
FROM:	Engineering and Traffic Division
COPIES TO:	File
SUBJECT:	Bridgewood POADP
	Date: <u>April 29, 1999</u>

The Engineering and Traffic Division has reviewed Level-2 Traffic Impact Analyses for the Bridgewood POADP. By virtue of simply identifying the traffic impacts, it is not in compliance with the Traffic Impact Analysis Ordinance 84917. However, due to the magnitude of this development, the POADP shall be approved under the condition that a Level-3 TIA will be submitted prior to approval of the plat for Phase 2.

Robert W. Opitz, P.E.

Chief Engineer Development

Review and Drainage

Approved by:

Andrew J. Ballard, P.E.

City Engineer

AJB/RWO/TS ID 981009d

Michael Herrera

From:

James Clements

Sent:

Tuesday, September 12, 2000 8:49 AM

To: Cc: Michael Herrera Todd Sang

Subject:

Bridgewood

Michael:

The Level 3 TIA was approved 4/29/98. Its title was "Bridgewood and Bridgewood West". The report covered 258 acres off Schaenfield Road. The report indicates that up to 1364 residential lots will be platted.

Thanks

Jim C.

CMD:	610	PLAT/LN	:	NAME/KI	EY: I	BRIDGEW	OOD	<u> </u>	AGENCY:	EM
=====	=====		========	=======	====		=====	=======	=======	======
LN	PLAT#	#	NAME					STATUS		
01	19980	000205	BRIDGEWOOD	U-1						
02	20000	000230	BRIDGEWOOD	U-11						
03	19980	000208	BRIDGEWOOD	U-2						
04	20000	000011	BRIDGEWOOD	U-2A						
05	20000	880000	BRIDGEWOOD	U-2B						
06	20000	000300	BRIDGEWOOD	U-2C						
07	19980	000209	BRIDGEWOOD	U-3						
08	19980	000206	BRIDGEWOOD	U-6						
09	20000	000057	BRIDGEWOOD	U-7						
10	20000	000351	BRIDGEWOOD	U-8						
11	20000	000221	BRIDLEWOOD	PUD						
12	19980	000419	BRIGHT TRUC	K LEASING	G					
13	19920	000073	BRIGHTON PA	RK SUB. 1	UNIT	-1				
14	19990	000051	BRIGID'S							
15	10000	000157	BRISCOE ELE	MENTARY	SCHO	OL				
16	20000	000027	BRISCOE ELE	MENTARY :	SCHO	OL				
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'21	O' PLA	ANNING	'510' AGENC	IES 'P	F8']	FRWD	'PF3'	MAIN MEN	U	